

City of Seattle
Office of Housing

Bill Rumpf, Acting Director
Michael McGinn, Mayor



TO: Councilmember Nick Licata, Chair Housing, Human Services, Health, and Culture Committee
Councilmember Sally Clark
Councilmember Tom Rasmussen

FROM: Amy Gray

DATE: April 14, 2010

SUBJECT: Multifamily Property Tax Exemption Program Application: The Ascona Apartments

Legislation authorizing the Acting Director of the Office of Housing to enter into a contract with the Ascona Apartments LLC (“Ascona Apartments” located at 200 5th Avenue South), outlining the terms and conditions for eligibility for a tax exemption (site map below), is scheduled to be considered by your Committee on April 14, 2010. A table is attached that provides more detail on the project, including market information for the Chinatown/International District neighborhood. Below is a brief summary of the project for your review:

Ascona Apartments - Chinatown/International District	
Developer / representative:	The Ascona Apartments LLC (Daly Partners developer)
Residential target area:	Chinatown/International District
Total housing units:	57 rental units: All studios
Number of affordable units:	All 57 rental units are affordable due to the terms of the sale from Archdiocesan Housing Authority.
Affordability:	Per MFTE program requirements, a minimum of twenty percent of the units affordable at 80% and 90% of median income. However, due to the terms of the sale from AHA all the units are affordable at 60% of area median income.
Site demolition:	No demolition required; project involves rehabilitation of existing building and the addition of 4 units. No displacement of current tenants occurred. Project is almost complete.
City portion of tax shift:	\$0.06 on average assessed value home for the first year.

Location Map 200 5th Avenue South:



Schedule / Sequence of Events

- City Council approves resolution authorizing OH to enter into MFTE Agreement;
- OH and owner sign and record MFTE Agreement;
- OH issues Conditional Certificate of Tax Exemption to owner;
- Upon completion of the project, the owner submits an application for Final Tax Exemption;
- OH reviews application for final tax exemption and issues Final Certificate of Tax Exemption;
- Upon issuance of Final Certificate of Tax Exemption, OH forwards documentation to the King County Assessor's office.

CC: Sara Belz, Council Central Staff
Amanda Allen, DOF